



Coln Signature Homes



THE ORCHARD

The Orchard is a stunning development of eighteen bespoke designed high quality 3, 4 and 5 bedroom family homes set in a desirable and beautiful location on the edge of the village of Brent Knoll.

From the award winning developer Coln Signature Homes these exclusive homes deliver the perfect harmony of style and practicality, with an exceptional finish and versatile design.

The new homes at The Orchard are close to a well established road network giving easy access to the South West and major cities such as Bristol and Exeter. The new homes will be energy efficient and benefit from a 10 year Premier warranty.

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Breathe in that sea air at Burnham-on-Sea

LOCATION

The village of Brent Knoll takes its name after the 137 meter high hill on the Somerset Levels. It is located roughly halfway between Weston-super-Mare and Bridgwater, and less than 3 miles from the Bristol Channel coast at Burnham-on-Sea.

The summit of the Knoll offers splendid views of the Polden Hills to the south, Glastonbury Tor to the east, the Mendip Hills and Cheddar Gorge to the north east, the Bristol Channel and Wales to the west and the Quantock Hills to the south west.

Brent Knoll benefits from excellent road and rail connections via the A38 and M5, with mainline stations in Highbridge, Weston-super-Mare and Bridgwater which offer access to cities such as Bristol, Exeter and further afield Cardiff, London and Birmingham.

Nearby Burnham-on-Sea, a popular coastal town, is just over five minutes away from The Orchard. Spend the day on the Burnham and



Spend the day shopping at Clarkes village

Berrow Golf Course or take long strolls along the beach and soak in the views. Explore the nearby wildlife and leisure park with the family which boasts lakes and a play area. The town itself has many restaurants and cafés to dine in and a few good family pubs. There are many shops and supermarkets easily accessible on the outskirts of Burnham. Other amenities such as a doctors surgery, dentist practice, bakery and fishmongers can also be found within the town.

Just 16.5 miles away is Clarkes Village. Indulge yourself in a shopping spree and a bite to eat at this popular destination. The vast range of outlet shops would be a great place to pick up a few bargains and furnishings for your new home.



Visit Cheddar Gorge



Play a round of golf at Burnham & Berrow Golf Club



Explore the depths of Wookey hole Caves



The local area is rich in outstanding natural beauty with many places to discover such as Cheddar Gorge, Wookey Caves, The Mendips and Quantock Hills.

If business or pleasure takes you beyond the local scene, excellent road and rail connections, together with international airports at Bristol and Exeter provide easy access to destinations further afield. Train links from Highbridge connect the area to Devon and Cornwall to the south and Bristol, London and to the North.

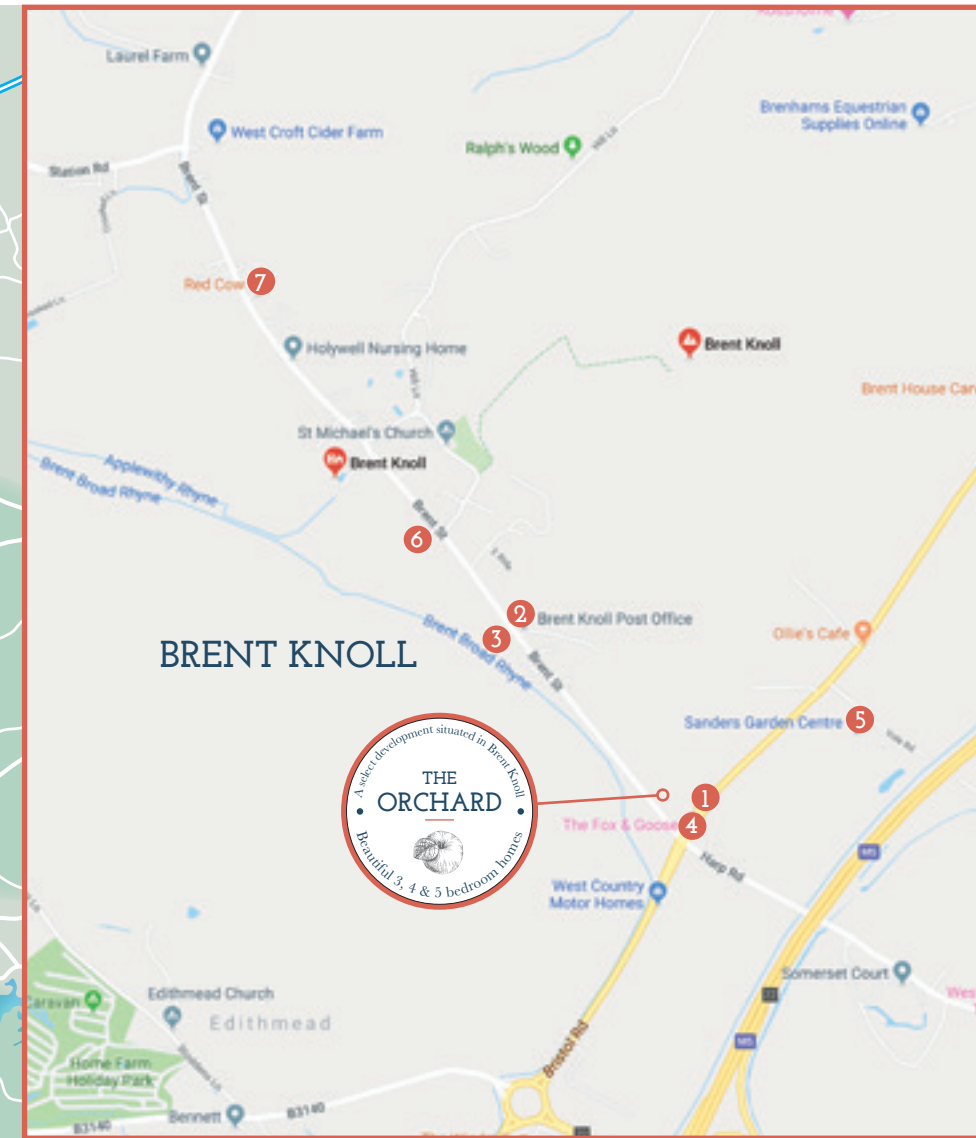
The very popular city of Bristol offers a superb range of shopping and leisure pursuits including fine dining, theatre and international sporting

events. Bristol is home to the International Balloon Fiesta, Europe's largest annual meeting of hot air balloons. Held over 4 days during August, the skies are filled with magnificent brightly coloured balloons with fairground rides, food stands and entertainment on the ground below. During the summer months, Bristol also hosts The Harbour Festival. The festival is free for all and brings people together each summer to celebrate the rich maritime history and enjoy some of the city's best music, food and entertainment.

The Orchard is not just a place to live. It's a place to call home.

"Seen by millions of people who travel through Somerset each year this notable hill rises mysteriously from the flatness of the levels. A wealth of interest is associated with it including stunning views from the summit, an Iron Age hillfort, two magnificent churches and a legend about King Arthur"

Alan Kerr, Local Author



NEARBY

- 1 Supermarket 2 miles
- 2 Burnham-on-Sea 2.5 miles
- 3 Sea front 2.7 miles
- 4 Mendip Hills 12 miles
- 5 Cheddar Gorge 10 miles
- 6 Western-Super-Mare 8.9 miles
- 7 Bristol 24 miles
- 8 Bath 32 miles

TRANSPORT

- 1 Burnham Train Station 2.4 miles
- 2 M5 0.7 miles
- 3 Bristol Airport 16.1 miles

BY TRAIN

- Bristol 40 mins
- Bath 1 hr 3 mins
- London Paddington 2 hrs 39 mins
- Exeter 54 mins

LOCAL

- 1 Bus Stop 360 feet
- 2 Post office & local shop 0.4 miles
- 3 Tadpoles Pre School 0.3 miles
- 4 The Fox and Goose inn 138 ft
- 5 Sanders Garden Centre 0.3 miles
- 6 Brent Knoll Primary School 0.6 miles
- 7 The Red Cow pub 1.1 miles

Please note that the maps are for illustration purposes only and that all locations, directions and times are approximate.



SITE LAYOUT

- **The Bramley**
Plots: 9, 10 & 11
3 bedroom home
- **The Dabinett**
Plot: 12
4 bedroom home
- **The Alderman**
Plots: 1, 13 & 15
5 bedroom home
- **The Fallstaff**
Plot: 14
4 bedroom home
- **The Broxwood**
Plots: 16 & 17
4 bedroom home
- **The Kingston**
Plots: 18
5 bedroom home

■ Affordable Homes, Plots: 2, 3, 4, 5, 6, 7 & 8 VP: Visitor parking

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is the developers intention to build in accordance with this layout, however, there may be some occasions when the property designs, boundaries and landscaping positions of roads and foot-paths change, as the development progresses. Please check details of your chosen property with your Sales Advisor prior to reservation. Information is correct at the time of going to print. The developer has a policy of continued improvement and reserves the right to change the site plans at any time.



SPECIFICATION & FINISHING TOUCHES

Carefully chosen by Coln Signature Homes for the homes at the Orchard you can expect as standard:

KITCHEN

- Bespoke designed kitchen by Quantum in a selection of colours to base and wall units.*
- Choice of worktops with matching upstands*
- Stainless steel Neff double oven
- Stainless steel Neff chimney hood
- Neff 5- ring gas hob
- Glass splash back behind the hob
- Fully Integrated Dishwasher and Fridge/Freezer
- 1 ½ bowl stainless steel sink and chrome mixer taps
- Plumbing for washing machine
- Recessed downlighters to ceiling in kitchen area
- Under unit lighting
- Choice of Luxury Vinyl Tile flooring to kitchen and utility area*
- USB charging connection

INTERNAL FEATURES & FINISHES

- Smooth white emulsion finish to the walls and ceilings
- Satin Chrome door furniture with matching hinges
- Oak internal doors to ground floor and white doors to first floor
- Glazed door to family room
- Oak handrails
- Wardrobes with sliding doors in the master bedrooms in a selection of colours*

BATHROOMS AND EN-SUITES

- Choice of contemporary wall tiles *
- Stylish white sanitary ware by Roca and complementing brassware by Vado
- WC soft close seat
- Recessed downlighters to ceilings
- Shaver socket fitted to family bathroom and en-suite
- Choice of Luxury Vinyl Tile flooring to all wet rooms*
- Heated towel radiators to en-suite and bathroom
- Vanity unit to the family bathrooms

PLUMBING AND HEATING

- Gas fired central heating system
- Thermostatically controlled radiators and heated towel radiators to en-suite and bathroom
- Cavity wall and loft insulation installed to Premier Warranty standards

EXTERNAL FINISHES

- Landscaped front gardens in accordance with approved landscaping scheme
- Front door with multi point locking system
- Bi-fold patio doors (where applicable)
- PVC double glazed windows
- Enclosed rear gardens
- Courtesy lighting to front
- Outside tap
- Paved patio area to the rear garden

SAFETY AND PEACE OF MIND

- 10 year Premier Warranty



Photograph of Coln Signature showhome at Otters Brook



Photograph of Coln Signature showhome at Otters Brook



*(Subject to build stage)

Coln Signature Homes attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture. Elevations, materials, style and position of the windows and porches can all differ in the same house type from plot to plot. Customers should make themselves aware with the detail and the finish provided in their specific plot before purchasing. Photos may contain upgrades - please speak to your sales consultant to clarify the specification available at this development.

YOUR HOME

All of our homes have one thing in common; a quality build combined with a superb attention to detail. Our unique product includes a vast array of quality fittings.*

Throughout our homes you will find a sense of style and luxury which includes shaker style kitchens with soft close doors, a range of integrated appliances, quality floor finishes to wet areas, designer heated towel radiators and much more.

We pride ourselves on building inspiring new homes that respond to the needs of today's lifestyles. Our aim is to create exciting new neighbourhoods for local communities which harness the best design talent in the UK.

We understand choosing a new home is one of the most important decisions you have to make, so our experienced team will be on hand to help you through the process. We have designed our homes with you in mind, offering you a choice of desirable interior options from kitchen doors to worktop options, tiling and a choice of wardrobes to the master bedroom.

*Excludes carpets



Actual photo of Coln Signature showhome at Otters Brook

Photograph may contain optional extras - please speak to the sales consultant for further details

Coln Signature Homes

Coln Signature Homes is the experienced, high end brand of the property development company Coln Residential. The signature homes team have a passion and drive to create beautifully designed bespoke homes to suit their natural environment and location.

Each property at The Orchard has been specifically designed to compliment its setting.

Over the years the Coln Signature Homes team have built hundreds of homes across the South West region, ranging from starter homes to award winning multi-million pound residences.

The same unique care and attention has gone into each and every one and now they combine that passion and wealth of experience to set a new standard of quality homes at The Orchard.

Built to exceed all the necessary design and construction regulations, all Coln Signature properties come with a 10 year build warranty through an independent insurer and comply with the consumer code for home builders.

For further information please visit www.colnsignaturehomes.uk



YOUR NEXT STEPS

HOW TO RESERVE YOUR NEW HOME

We are currently bringing this development to life. To see the transformation, arrange a visit with our sales consultant to view the beautifully crafted showhome.

Using a combination of the brochure, floor plans, specification and site map you will gain a clear understanding of the look and feel of your new home. When you have decided on a particular plot or house type, our sales consultant can go through the plans and specification in detail, so you know exactly what you're reserving.

Once you decide to proceed, a reservation fee of £1,000 is required to secure your new home.

If you have any questions or queries please get in touch with a member of the Coln Signature Homes team.

Tel: 01275 877771

Email: theorchard@colnresidential.co.uk

website: www.colnsignaturehomes.uk



HELP TO BUY



Selected homes at The Orchard are available to purchase with Help to Buy.

From April 2021 the new Help to Buy scheme will be restricted to first-time buyers and includes a regional property price cap of £350,000. Until this date, the popular Government-funded equity loan scheme is available to both first and next time buyers giving an opportunity to move into your brand new dream home, with just a 5% deposit.

Once you have your 5% cash deposit, the government will look to lend you up to 20% of the value of your newly built home through an equity loan. This does not require any repayment for the first five years, after it can be repaid at any time or on the sale of your home.

With Help to Buy you will only need to secure up to a 75% mortgage from a bank or building society.

If you would like to find out more, please speak to our on-site sales consultant, or visit www.helptobuysw.org.uk

BUILD WARRANTY

Each home at The Orchard is protected under Premier Guarantee warranty and lasts for 10 years after legal completion. During the course of construction each home will be checked to meet our high standards so you can rest assured that your home will be built to the highest possible standard.



CUSTOMER CARE

We want every Coln Signature customer to enjoy not only the benefits of a new Coln Signature home, but also the buying experience. You will enjoy peace of mind as for the first two years the Coln Signature customer care team are looking after you and your new home.

We will accompany you on a pre-completion demonstration of your new home where you will be helped through the process of checking that each part of the property is to your chosen specification and expected quality. As part of this visit you will be shown how to operate each part of your new home to make sure you are happy and familiar with all fixtures and appliances.

Upon completion, you will be provided with a comprehensive home owners guide which will provide instructions on the use of your new home and provide you with an easy to use reference. The guide will also contain the relevant contact numbers should you need help or assistance during the first few months while you settle into your new Coln Signature home.

Coln Signature Homes

For more information regarding The Orchard
Please call Coln Signature Homes on **01454 301500**
or by email **info@colnresidential.com**
www.colnsignaturehomes.uk

premier
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Backed by
HM Government

CONSUMER
CODE FOR
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www.consumercode.co.uk



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